

80+/- Acre Timber Investment & Hunting Property in Clarke County, MS (Two Separate 40+/- Acre Tracts)



\$152,000

County Road 290, Pachuta, MS 39347

Introducing two neighboring 40+/- acre tracts in Clarke County, MS. These prime tracts hold immense potential, offering many possibilities for investors and nature enthusiasts alike. These two remarkable tracts, totaling 80+/- acres combined, are only separated by a merely 1,090+/- ft. The first 40+/- acre tract boasts an impressive 368+/- ft frontage road access, providing easy entry and convenience. Situated along County Rd 290, this tract ensures excellent visibility and accessibility for future endeavors. The second neighboring 40+/- acre tract offers a unique charm with easement access from County Rd 292. Both properties feature pine trees that were planted back in 2017. This established growth enhances the visual appeal and represents a promising long-term investment opportunity. During our evaluation, we encountered several deer, a testament to the rich biodiversity surrounding this land. Whether you seek a recreational haven or want to create an eco-friendly sanctuary, this property will captivate your imagination. Call Clay or David today to schedule your private showing!

Directions from Pachuta, MS heading South on US-11: Turn Left onto Co Rd 290/ Rutledge Dr. Continue to follow Co Rd 290 for 2.7 miles. Turn left onto Co Rd 292. Go 0.5 miles and Easement entrance is on the right.

[Google Map Link](#)



CLAY SIMMONS, REALTOR®
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Expect More. Get More.

Call us today!



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Information is believed to be accurate but not guaranteed.





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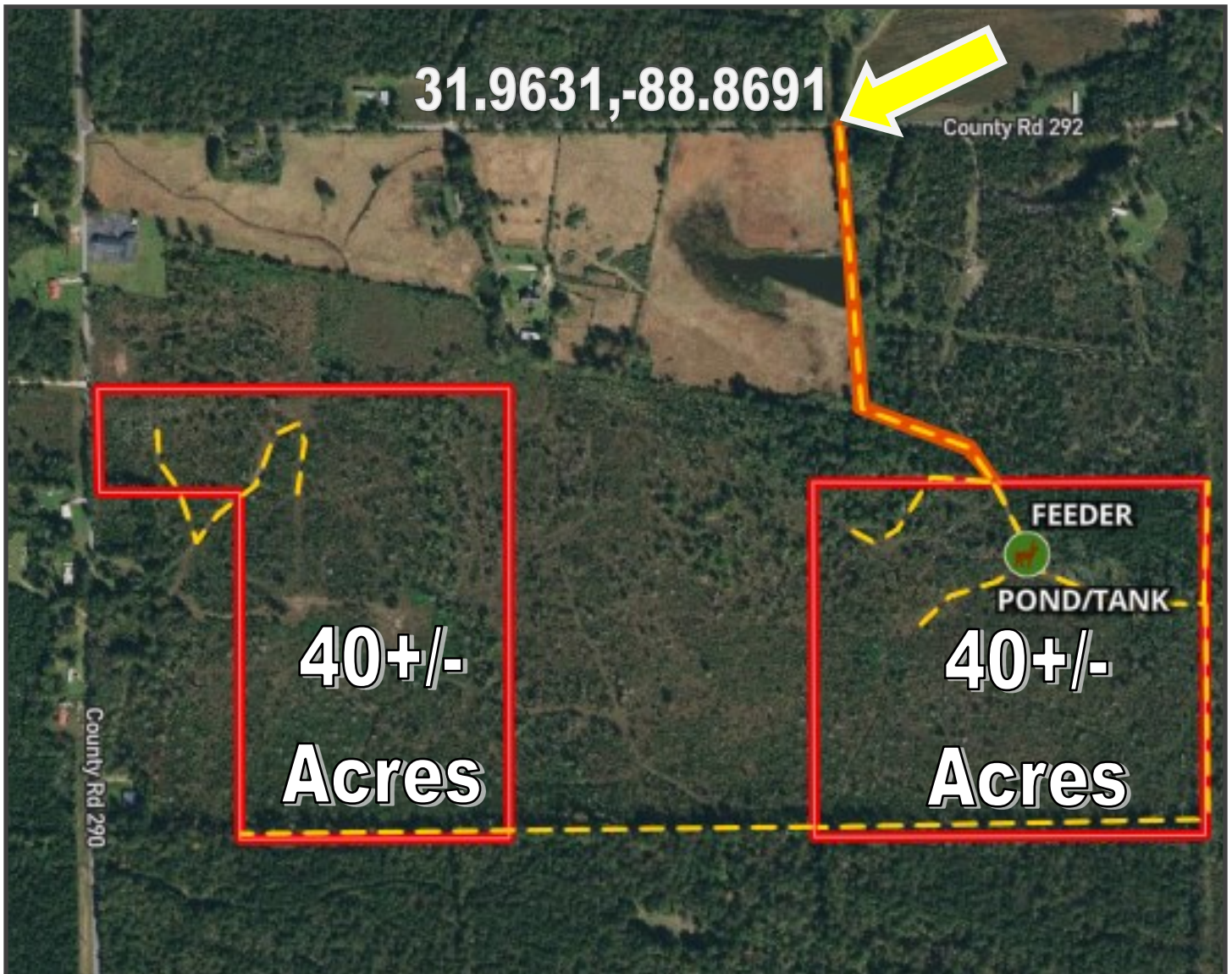


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Aerial Map

[CLICK HERE](#) For an Interactive Map



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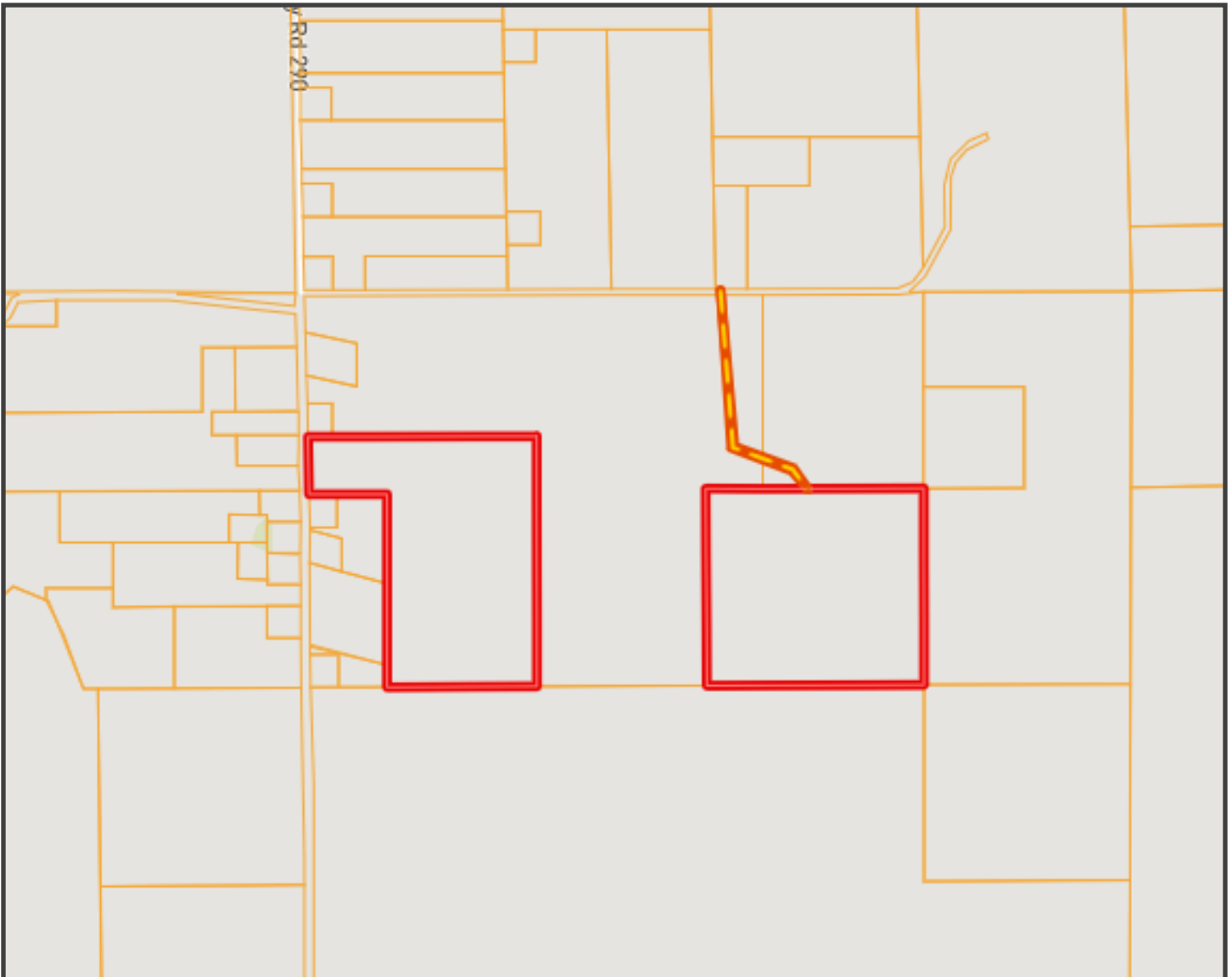


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Ownership Map



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Flood Map



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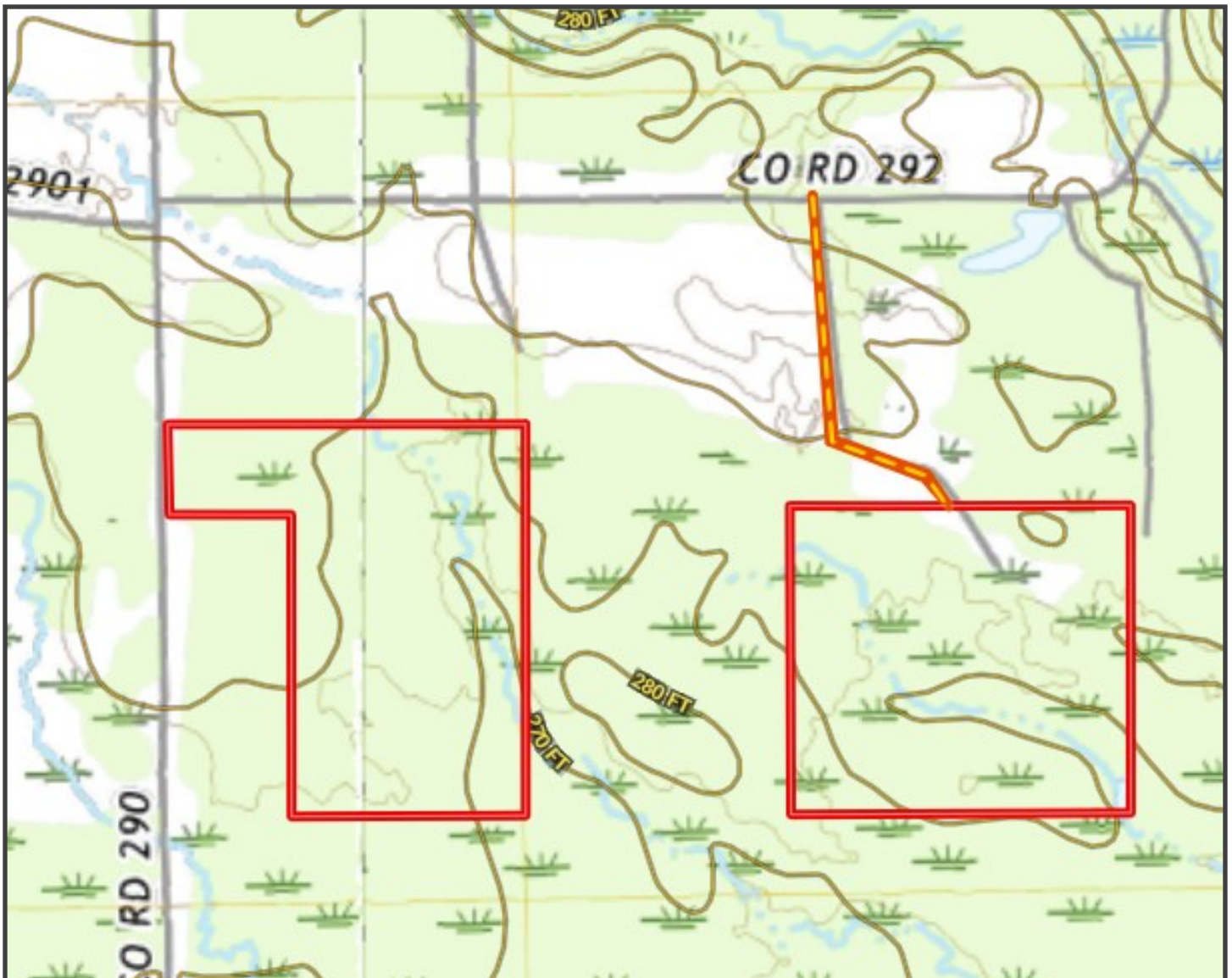


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Topography Map



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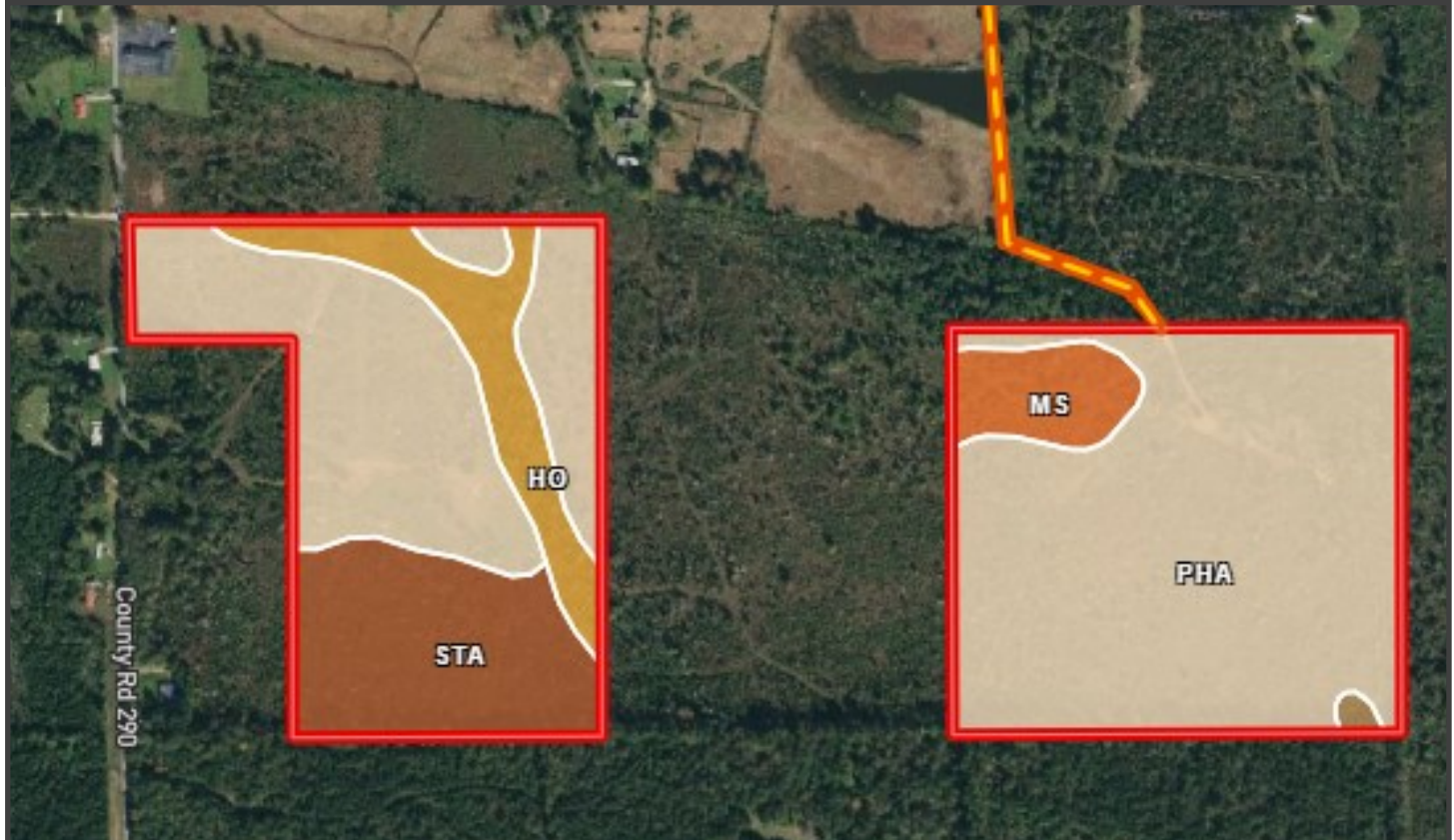
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PhA	Pheba fine sandy loam, 0 to 2 percent slopes (stough)	57.37	71.95	0	58	2w
StA	Stough fine sandy loam, 0 to 2 percent slopes	11.54	14.47	0	34	2w
Ho	Houlka clay	6.75	8.47	0	58	2w
Ms	Mashulaville loam	3.75	4.7	0	53	4w
PhB	Pheba fine sandy loam, 2 to 5 percent slopes (stough)	0.33	0.41	0	57	3e



Soil Map



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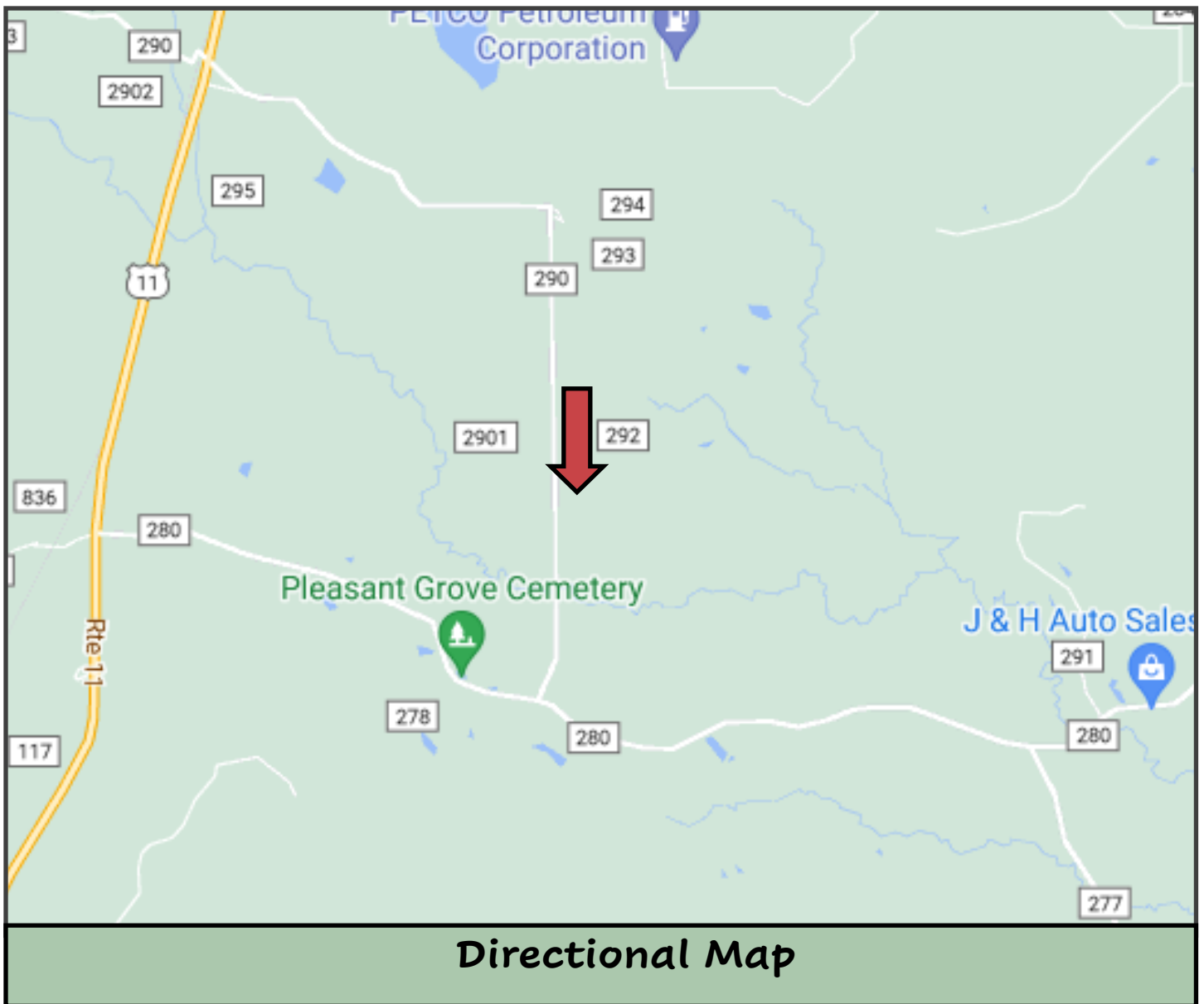


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Directional Map

County Road 290, Pachuta, MS 39347

Directions from Hwy 11 and Hwy 18 in Pachuta, MS: Travel Hwy 11 for 4.0 miles. Turn left onto Co Rd 290/Rutledge Dr., then continue on Co Rd 290 for 2.7 miles. Turn left onto Co Rd 292. Travel 0.5 miles then the Easement entrance is on the right.

[Google Map Link](#)



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